



**BOARD OF DIRECTORS MONTHLY MEETING
TO BE HELD**

**February 10th at 11:00 a.m.
at 4512 Manchester Avenue
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on February 10th, at 11:00 a.m. at 4512 Manchester, St. Louis, MO, 63110, the Grove Community Improvement District (the "District") will hold its public Monthly Meeting to consider and act upon the matter.

1. Call to Order
2. Slate of Nominees
3. Adjournment

This meeting is open to the public; provided, however, that a portion of the meeting may be closed pursuant to Section 610.021 RSMo with explicit notice of the reason for closure.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

DATE POSTED: 2-6-20

Time: 4:30 PM

• **The Grove Community Improvement District** •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

<http://www.thegrovestl.com/>

ARTICLE III

Board of Directors

Section 3.1 General Powers. The business and affairs of the District shall be managed by, or under the direction of, the Board.

Section 3.2 Number, Term of Office, Qualifications, and Representation. The Board shall consist of eleven (11) Directors.

Section 3.3 Qualifications. Each Director shall meet the following requirements:

- A. Be a citizen of the United States of America;
- B. Be a Missouri resident for at least one year prior to appointment to the Board;
- C. Be at least 21 years of age; and
- D. Be either be an owner of real property or its legally authorized representative within the District (“Owner”), or an owner of a business or its legally authorized representative operating within the District (“Operator”).

Section 3.4 Representation. In order to ensure fair representation of the District, the Board representation shall meet the following requirements:

- A. At least six (6) Directors shall be Owners; and
 - (i) of the six (6) Directors who shall be Owners, if applicable at the time of the appointment, at least one (1) Owner shall own at least six (6) separate parcels of District Property; and
 - (ii) of the six (6) Directors who shall be Owners, if applicable at the time of the appointment, at least one (1) Owner shall own at least four percent (4%) of the total equalized assessed valuation of District Property; and
- B. At least two (2) Directors shall be Operators.

The failure of the Board to meet the representation requirements contained in this Section 3.4 shall not affect the Board’s authority to hold meetings, exercise any of the District’s powers, or take any action otherwise lawful.

| | | Title | Qualifications | |
|----|--|-------------------|-----------------------|---|
| 1 | | Kelly Kenter | Chairman | Property Owner |
| 2 | | Jack Baumstark | Vice Chair | Property Owner |
| 3 | | Brian Pratt | Secretary | Property Owner of at least 4% CID Valuation |
| 4 | | Pete Rothschild | Director | Property Owner of at least 6 Parcels |
| 5 | | Tom Boldt | Director | Property Owner |
| 6 | | Austin Barzantny | Director | Business Operator |
| 7 | | Don Bellon | Director | Property Owner |
| 8 | | Tatyana Telnikova | Director | Business and Property Owner |
| 9 | | Guy Slay | Director | Property Owner |
| 10 | | Chip Schloss | Director | Business Owner |
| 11 | | | | |



Special Taxing District Board Interest Form

Park Central Development manages the administration of several special taxing districts within the City of St. Louis. Each district has a Board of Directors who determines which initiatives will be carried out within the footprint. The boards are comprised of community stakeholders who meet on a regularly scheduled basis to discuss projects affecting the district including safety and security, economic development, infrastructure, public improvements, marketing and special events.

Those interested in serving on a Board of Directors or learning more about the various opportunities to serve can submit the following form to Park Central Development. For more information on the special taxing districts we serve, visit our website at parkcentraldevelopment.org.

Please print legibly:

Name: Fahime Mohammad

Check all that apply: Property Owner: Y N Renter: Y N

Business Owner: Y N Company Name: Sameem Afghan Restaurant

Address: 4339-41 Manchester Ave St Louis Mo-63110

Cell Phone: 314-374-5270 Work Phone: 314-534-9500 Email: fahimem@yahoo.com

I am interested in serving on the board for the following districts: (Please indicate with a).

- CWE Southeast Special Business District
- Euclid South Community Improvement District
- Grove Community Improvement District
-

★★ Please note any times or days that you are NOT available to meet. ★★

- Sundays
- Wednesdays from 11:00am - ~~10:00~~ 1:00pm

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

I am very analytical and problem solver and a good Business growth strategist. I'm very easy to get along with and I'm mostly likeable.

Please share any other information that may help us better understand your interests and commitment.

My background is very unique because I've lived in many different systems of governments, societies and I'm self starter and I've started from scratch here in the U.S.A.

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: Fahime Mohammad Date: 12/15/19

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110

(or email to Ashley@pcd-stl.org)



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Please print legibly:

Name: Jessie N. Mueller

Check all that apply: Property Owner: Y N Renter: Y N

Business Owner: Y N Company Name: Rise Coffee House

Address: 4176 Manchester Ave, STL 63110

Cell Phone: 314-761-4864

Work Phone: 314-405-8171

Email: jessie@risecoffeestl.com

I am interested in serving on the board for the following districts: (Please indicate with a).

- CWE Southeast Special Business District
- Euclid South Community Improvement District
- Grove Community Improvement District
- DeBaliviere Place Special Business District

★★ Please note any times or days that you are NOT available to meet. ★★

I'm unavailable on weekends and anytime before 9am M-F.

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

As a small business owner, property owner and passionate community builder, I have spent the past 8 years working to help build the Grove into the cultural hub that it is today. My strength lies in my ability to bring people together working as a team around common cause, inspiring positive, uplifting progress within our city. Whether it be through growing my various social networks, event planning, creative endeavors or fundraising efforts, I'm able to navigate the details and see the bigger picture.

Please share any other information that may help us better understand your interests and commitment.

My commitment to this community and sustaining its growth means a great deal to me. I have the unique perspective of being both a socially minded community worker and a fiscally prudent business owner. Also, I've restored two historical properties along Manchester, leasing one of them to May's Place - a vintage clothing boutique that has been hugely successful within its first year in the Grove. My goal is to help facilitate a stronger retail presence in the Grove over the next few years, while maintaining our eclectic, independent spirit.

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: Jessie Mueller

Date: 1-20-20

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110

(or email to Ashley@pcd-stl.org)



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Please print legibly:

Name: Sheryl D. Myers

Check all that apply: Property Owner: (Y) N Renter: Y N

Business Owner: (Y) N Company Name: City Boutique

Address: 4300 Manchester Ave, St. Louis, MO 63110

Cell Phone: 314-303-3416 Work Phone: 314-657-0125 Email: ILOVEcityboutique@gmail.com

I am interested in serving on the board for the following districts: (Please indicate with a checkmark).

- Input boxes for: CWE Southeast Special Business District, Euclid South Community Improvement District, Grove Community Improvement District, and an empty box.

★★ Please note any times or days that you are NOT available to meet. ★★

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

I've been a part of the Grove for 9 years. I have seen the beginning of what the neighborhood was to what it's becoming. I have grown with this community and being a board member will allow me to have an impact on the community. Please share any other information that may help us better understand your interests and commitment. Since being in the Grove my business has expanded to opening Curve Junkie, City Makeup Beauty Bar and Myers Construction + design. ALL in the Grove Area

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: [Handwritten Signature] Date: 9/9/19

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110 (or email to Ashley@pcd-stl.org)



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Please print legibly:

Name: Kelly Spencer

Check all that apply: Property Owner: (Y) N Renter: Y N

Business Owner: (Y) N Company Name: The Social Affair / The Dogwood

Address: 2232 Thurman Ave / 4308 Manchester Ave

Cell Phone: 314 583 9435 Work Phone: 314 300 8500 Email: Kelly @ the social affair stl. com

I am interested in serving on the board for the following districts: (Please indicate with a checkmark).

- ☐ CWE Southeast Special Business District
☐ Euclid South Community Improvement District
☑ Grove Community Improvement District
☐

★★ Please note any times or days that you are NOT available to meet. ★★

Friday, Saturday, Sunday

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

Please see attached.

Please share any other information that may help us better understand your interests and commitment.

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: [Handwritten Signature] Date: 8/20/19

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110 (or email to Ashley@pcd-stl.org)



Special Taxing District Board Interest Form
Kelly Spencer
8/21/19

I have a B.S. in Marketing as well as an Applied Science degree in Culinary Arts. I founded The Social Affair Catering and Event Design in August 2009 and today am more passionate than ever about fostering the family-like culture I have built for our staff while telling our clients story through food and design and immersing our guests in a thoughtful experience. We have grown in revenue every year since its inception. I believe in giving back to the communities around us and organizations close to my heart. In the past 3 years, we've given back almost \$50,000 to surrounding non-profits.

In the next year, we will be investing \$2 million into our new kitchen, offices and event space on Manchester and extremely excited about being a part of such a vibrant, supportive community. I want to ensure that the CID continues to support and grown successful businesses and relationships for years to come.

Thank you!



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Please print legibly:

Name: Sean Spencer

Check all that apply: Property Owner: (Y) N Renter: Y (N)

Business Owner: Y (N) Company Name:

Address: 4166 Flora Place (Home)

Cell Phone: 314-583-9436 Work Phone: 314-583-9436 Email: Sean.Spencer@gsn1.com

I am interested in serving on the board for the following districts: (Please indicate with a checkmark).

- ☐ CWE Southeast Special Business District
☐ Euclid South Community Improvement District
☑ Grove Community Improvement District
☐

★★ Please note any times or days that you are NOT available to meet. ★★

2nd Monday of the month 1st Thursday of the month

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

See Resume

Please share any other information that may help us better understand your interests and commitment.

VACONG Advisory Committee member | Developed 4321 Manchester
Community Builders Network Board member | Developing 4308 Manchester
Commissioner - CCRA

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: [Handwritten Signature] Date: 8-23-2017

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110 (or email to Ashley@pcd-stl.org)

SEAN G. SPENCER

4166 Flora Place • St. Louis, MO 63110 • c. 314.583.9436 • seanspencerre@gmail.com

A highly energetic, naturally talented professional with strong community development and real estate experience.

- Experience building meaningful relationships while providing exceptional service.
 - Excellent organizational skills; effective performance under pressure; and strong multi-tasking capabilities.
 - Ability to evaluate business needs in order to provide appropriate solutions.
 - Reputation for on-time, on-budget completion of high-profile projects.
-

EXPERIENCE

Executive Director/Housing Director

***Tower Grove Neighborhoods Community Development Corporation (formally Shaw Neighborhood Com Dev Corp)
Saint Louis, Missouri (August 2011 –Present)***

- Successfully completed objectives to support the mission of the corporation.
- Increased organizational equity from \$500,000 to \$6.5 million in six years.
- Increased tenants screening volume from 800 to 2400 applications and helped create branding strategy and internal workflow efficiencies. Exceptional ratings on customer service/product quality surveys.
- Increased rental portfolio from 14 units to 72 units including seven four family renovations in 24 months.
- Specialized in site selection and contract negotiation.
- Grew annual budget from \$100,000 to \$700,000 in six years.
- Successfully managed and help complete CDBG objectives including:
 - Landlord Training Seminars
 - Tower Grove South Neighborhood Ownership Model
 - Neighborhood Beautification Activities
 - Energy Conservation (in progress)
 - Better Block event
- Successfully completed CDBG housing grant applications and was awarded \$620,000+ in funding to complete five single family properties for low to mod income persons 2014-2017.
- Successfully completed a 12m senior housing development plan using LIHTC including gaining community support.
- Expert in CDBG funding requirements, history of clean audits.
- Consistently met or exceeded programmatic goals approved by CDA.
- Successfully managed the finances of the corporation.
- Created, marketed, and held community development events.
- Marketed neighborhoods to potential buyers, renters, developers and business owners.
- Developed relationships with stakeholders in the Shaw, Tower Grove South and Southwest Garden neighborhoods.
- Suggested and implemented workflow changes to foster better efficiency.
- Managed the blog, website and social media accounts.
- Developed comprehensive Shaw Blvd Improvement Plan.
- Successfully facilitated redevelopment of over 60 homes throughout the service area.
- Expert in reviewing tax records, sales history, and owner information to facilitate development.
- Expert in using the Multiple Listing Service for property analysis and statistical evaluation.
- Evaluated, inspected and negotiated purchase of a real estate in Shaw.
- Expert in site remediation of UST (underground storage tanks).
- Facilitated the implementation of commercial facade grant programs.
- Purchased tax sale properties at auction.
- Held community education classes related to home inspections, historic tax credits and foreclosure prevention.
- Effectively problem solved.

State Certified Residential Real Estate Appraiser

Subcontractor for Appraisal Tech

St. Louis, Missouri (Sept. 2004 – August 2011)

- Expert in using Compared Sales Analysis, Cost Approach and Income Approach to develop opinion of market value for single-family residential and 2-4 family income producing properties for mortgage banking, government funded loans, private estates and tax purposes.
- Expert in reviewing tax records, sales history, and owner information to successfully complete reports.
- Expert in using the Multiple Listing Service for property analysis and statistical evaluation.
- Managed/archived physical paperwork as per USPAP requirements.
- Managed online property appraisal database through a proprietary software application.
- Suggested and implemented workflow changes to foster better efficiency.
- Trained Appraisal apprentices and reviewed peer appraisal reports.
- Collected and recorded payments.

- Accounted for all income and expenses.

4321 4325 Manchester LLC (4321grove.com) and 4167 Flad Avenue, LLC

Developer

St. Louis, Missouri (April 2007 – Feb 2017)

- Successfully developed a 3 million+ new construction mixed use building at 4321 Manchester in the Grove.
- Successfully developed a 350,000+ historic renovation of a long vacant building at 4167 Flad.
- Managed construction draw requests for 4167 Flad renovation.
- Solicited and negotiated multiple construction proposals and selected contractor.
- Successfully submitted Historic Tax Credit Application and obtained Historic Tax Credits.
- Developed relationships with the local Alderman, Building Inspector, Shaw Problem Properties Manager, City of St. Louis Community Development Association, Historic Tax Consultants, Realtors, and Rehabbers.
- Searched for, contacted and worked with absentee landlords to clean up properties.
- Effectively managed, completed and sold the property in a timely manner.
- Created and used effective budgeting and cost management techniques.
- Planned and coordinated all related tasks needed to see the project to completion.
- Managed relationships between partners, contractors and subcontractors.
- Effectively problem solved.
- Accounted for all project income and expenses.
- Assisted in company audit as required by the State Historic Tax Credit Program.
- Developed website.

Flora Place Association/Flora Place CID

President

St. Louis, Missouri (August 2005- September 2007)

- Worked closely with block directors.
- Implemented the Flora Place Yahoo Group to create dialog between neighbors and to track crime on Flora Place.
- Assembled a subcommittee of neighbors to discuss forming a Community Improvement District.
- Organized and held open, public meetings.
- Developed, publicized and passed the Flora Place CID
- Developed, implemented and managed annual budget.
- Worked closely with the 3rd district police and Hi Tech security to develop patrol patterns.
- Reduced Crime by 67% in the first full year of the program compared to the previous year.
- Worked closely with the City Parks and Recreation Department to upgrade and repair the sprinkler system in the parkway.

Real Estate Manager/Owner

Spencer Real Estate 763 N Properties LLC. Spencer Real Estate Office Plaza, Spencer Real Estate I-70 Drive. Thurman Station LLC

St. Louis, Missouri

- Evaluated potential residential and commercial developments.
- Developed, implemented and managed annual budget.
- Provided monthly reports.
- Suggested and implemented cost saving methods.
- Obtained quotes for property repairs and upgrades.
- Worked closely with contractors to guarantee work was completed properly.
- Assisted in securing tenants for NNN leases.
- Collected rents.

Digital Operations Manager

Corbis

New York, New York, (June 1998- July 2001)

- Developed digital image libraries for Bettmann, Ouline, Saaba, and Sigma photographic companies.
- Managed and was responsible for a 1.5 million dollar annual budget.
- Managed four imaging labs and two traditional photographic labs.
- Supervised five coordinators and over 100 production and customer service employees.
- Installed, trained, and supported proprietary software applications.
- Managed a Customer Service department responsible for order delivery, tracking and follow up correspondences.
- Set and achieved daily goals.
- Quadrupled production over a three-year period.
- Implemented a quality assurance program.
- Integrated new workflows and cross-trained employees to meet production goals.
- Ordered, tracked and managed inventory.
- Obtained quotes and negotiated contracts for subcontracting production.
- Drew up formal proposals for major accounts.

EDUCATION

Rochester Institute of Technology, Rochester, NY • Bachelor of Science in Imaging and Photographic Technology 1995
Concentration: Business

Appraisal Institute, Chicago, IL • Successfully completed Appraisal Procedures, Appraisal Principles, and USPAP course work

LICENSES (PREVIOUSLY HELD)

Missouri Real Estate Appraisers Commission, Jefferson City, Mo • State Certified Residential Real Estate Appraiser

VOLUNTEER

Community Builders Network (Vice President and Treasurer (current)) 2015-2019

Vacancy Advisory Committee Member (2018-2019)

Land Clearance Utilization Authority, Commissioner (2019)

COMPUTER SKILLS

Windows, Macintosh, Digital Photography, Microsoft Office, Internet, Outlook, Adobe Acrobat

INTERESTS

• Soccer (All-American 1995)

• Photography

References available upon request